

COBB COUNTY, GEORGIA  
AND THE  
GEORGIA URBAN COUNTY CONSORTIUM

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**2012 ANNUAL ACTION PLAN**

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PREPARED FOR SUBMISSION TO THE  
U.S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT

Prepared By:



145 Church St. Suite 200 • Marietta, GA 30060  
(770) 420-5634 • [www.wfnconsulting.com](http://www.wfnconsulting.com)

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# 2012 Program Year Action Plan

## Executive Summary

Cobb County and the Georgia Urban County Consortium [GUCC] are required to submit to the U.S. Department of Housing and Urban Development [HUD] an Annual Action Plan for Program Year [PY] 2012 [year 2 of 5 for the PY 2011-2015 Consolidated Plan]. The PY 2012 Annual Action Plan is submitted as a prerequisite to receiving funds for the following programs: Community Development Block Grant [CDBG], Home Investment Partnerships Act [HOME], and the Emergency Shelter Grant [ESG] Program.

The Plan must be submitted to HUD by November 15, 2011 and will provide a snapshot for program activities funded during PY 2012. The plan is developed and administered by the Cobb County CDBG Program Office in conjunction with Cobb County's Office of Economic Development and under the approval and direction of the County Manager and the Cobb County Board of Commissioners.

The Annual Action Plan describes specific projects in which these funds will be utilized to carry out previously identified priorities established in Cobb County's PY 2011-2015 Consolidated Plan. These priority needs were established through a collaborative process with citizens, public interest groups, and other stakeholders in Cobb County, the City of Marietta, Cherokee County, and the City of Roswell. The proposed activities seek to address certain significant housing and community development needs for low and moderate income residents.

Project applications for the CDBG Program for PY 2011 were accepted from Tuesday, February 1, 2011 through Friday, April 15, 2011. Each year, as a part of its Citizen Participation Plan, the Cobb County CDBG Program Office holds public hearings to receive comments on applications received. Comments received during the hearings are documented in this Plan. CDBG staff then evaluates and makes recommendations for funding to the Cobb County Board of Commissioners. Final approvals of allocations of funds were made by the Cobb County BOC at its November 8, 2011 meeting.

Because the exact budget amount for these programs has not been approved by Congress, the 2012 budget is based on 70% of the funding received in PY 2011 for CDBG [\$2,516,842], HOME [\$1,334,895] and, ESG [\$100,182]. The CDBG and HOME Programs also expect to receive approximately \$75,000 in program income [\$25,000 for the CDBG Program and \$50,000 for the HOME Program, respectively] bringing the total to \$4,026,919.

Cobb County also serves as the Lead Agency for the HOME Program's GUCC, which consists of Cobb County, the City of Marietta, Cherokee County, and a new member to the GUCC, the City of Roswell. ESG funding is provided solely to Cobb County. HOPWA funding is received by the City of Atlanta with Cobb County receiving an annual allocation. The City of Marietta and the City of Smyrna [new Entitlement Jurisdiction] receives its CDBG allocation through Cobb County.

## PY 2011-2015 Consolidated Plan Goals



- ▶ Increase access to affordable housing for low and moderate income persons
- ▶ Increase capacity of public facilities and public services to improve the non-housing social, economic, and physical environment of low and moderate income persons
- ▶ Increase housing options and self-sufficiency for the homeless and near homeless individuals and families
- ▶ Increase the capacity of public services to provide services for low and moderate income families and individuals
- ▶ Increase funding to agencies that provide economic opportunities.

**Figure 1: Consolidated Plan Goals**

*More than 80% of Cobb County CDBG, HOME, and ESG funding are expended serving low to moderate income residents in Cobb County, the City of Marietta, Cherokee County, and the City of Roswell.*

## **GOAL ONE:**

### Increase Access to Affordable Housing for Low and Moderate Income Persons

Cobb County increases access to affordable housing by:

- ▶ Offering Homebuyer Down-Payment Assistance;
- ▶ Providing Homebuyer Education to help families learn how to become homeowners;
- ▶ Providing property and development grant subsidies for developers to build affordable housing for homebuyers;
- ▶ Promoting the elimination of impediments to fair and affordable housing; and
- ▶ Providing support for the rehabilitation of existing and development of new affordable rental housing for single family and rental housing in low and moderate income area.

## **GOAL TWO:**

### Address the Non-Housing Needs of Low and Moderate Income Residents through Investing in Public Facilities.

Cobb County addresses these non-housing needs by:

- ▶ Renovating and Constructing County, City and Non-Profit Agency Facilities supporting Low and Moderate Income Families;
- ▶ Renovating Public Facilities to provide services for the homeless and those with special needs;
- ▶ Supporting Nonprofit Organizations and their needs for facilities, operating resources, and equipment; and
- ▶ Renovating County-owned Facilities to meet the Americans with Disabilities Act [ADA] Requirements

## **GOAL THREE:**

### Increasing Housing Options and Self-Sufficiency for Homeless and Near-Homeless Individuals and Families.

Cobb County supports increasing housing options and self-sufficiency for the homeless and near-homeless by:

- ▶ Providing support for emergency housing and supportive services for homeless families and individuals in Cobb through the ESG Program;
- ▶ Providing support for the development of transitional housing throughout Cobb County;
- ▶ Providing support for Transitional Housing operations and support services for homeless families and individuals while they work towards self-sufficiency through the Supportive Housing Program; and
- ▶ Provide support for services that prevent persons released from institutions from entering homeless situation.

## **GOAL FOUR:**

### Increase the capacity of public services to provide services for low and moderate income families

The County supports increasing the capacity of public services that serve low and moderate income families by:

- ▶ Providing funding or technical assistance to assist in the implementation of programs for special population groups such as ethnic minorities, women, elderly, and persons with disabilities; and

- ▶ Providing funding or technical assistance to private non-profit and public agencies meeting the public service needs of the County's low and moderate-income population.

## GOAL FIVE:

### Increase funding to agencies that provide economic opportunities

The County supports increasing funding to agencies that provide economic opportunities to low and moderate income residents by:

- ▶ Providing funding to organizations that promote businesses creation and expansion for low and moderate-income persons by providing financial assistance to nonprofit organizations.

## PY 2012 CDBG, HOME, and ESG Projects

### CDBG Program

CDBG funding for PY 2012 is projected at 70% [\$2,516,842] of the Program Year 2011 allocation. This grant allocation includes an allocation for Cobb County, the City of Marietta, and the City of Smyrna. These cities are HUD entitlement communities and receive their CDBG allocation amount directly from the U.S. Department of Housing and Urban Development [HUD]. However, the City of Marietta and the City of Smyrna have entered into a joint-agreement with Cobb County to administer their grant funds.

HUD allows a maximum of 20% [\$503,368] set aside for CDBG Planning and Administration. The administration cap is calculated as 20% of the total PY 2012 allocation. The County will only utilize 19.09% [\$480,717] of PY 2012 Planning and Administration set aside. These funds are allocated between Cobb County [\$367,270], the City of Marietta [\$83,805], and the City of Smyrna [\$29,641].

HUD allows a maximum of 15% set asides for CDBG eligible public services. The cap is calculated at 15% of Cobb County's grant award. Based on 70% of PY 2011 allocation, the estimated public service cap for PY 2012 is [\$377,526]. The proposed Public Services projects total \$321,035 [12.75%] of total grant award. The table below shows the public service allocations for PY 2012.

HUD allows an optional 5% [\$66,745] of HOME funds to be set aside for CHDO Operating Expenses. Cobb County has allocated a total of \$58,195 [4.36%] of HOME Program funds for CHDO operating expenses. Of the total allocation [\$58,195], Cobb County will allocate \$44,452 and the City of Marietta will allocate \$13,743 for CHDO Operating expenses.

**Table 1: Public Services**

Non-Profit Agency	Allocation
Safe Path Children's Advocacy Center	\$ 42,000
Cobb Senior Services	\$ 29,400
Omosaze, Inc. Literacy Program	\$ 14,000
Marcus Jewish Community Center	\$ 21,000
Community Health Center	\$ 35,000
The Extension - Women's Recovery Program	\$ 42,000
MUST Ministries – TBRA Program	\$ 24,500
Turner Hill CDC – Harmony House Program	\$ 17,500
Zion Baptist Church - Zion Prison Ministry	\$ 14,000
Metro Atlanta Fair Housing Education	\$ 7,000
KSU Research and Service Foundation	\$ 8,820
City of Marietta Public Service projects	\$ 65,815
<b>Total</b>	<b>\$ 321,035</b>



The following table outlines the CDBG projects that Cobb County will carry-out during PY 2012.

**Table 2: PY 2012 Proposed CDBG Program Projects**

<b>Cobb County CDBG Program Recommendations</b>		<b>PY 2012 (70%) = \$2,516,842</b>
<b>Program Year (PY) 2012 Projects</b>		
<b>Requesting Agency/Organization</b>	<b>Project Description</b>	<b>70% PY 2011</b>
<b>Cooperating Cities</b>		
City of Acworth	Infrastructure and Trailway System	\$50,805
City of Austell	Legion Park Renovations	\$20,285
City of Kennesaw	Woodland Acres Storm Water System Upgrade	\$82,044
City of Powder Springs <sup>1</sup>	Reallocated to Cobb County	\$0
<b>Total-Cooperating Cities</b>		<b>\$153,134</b>
<b>Entitlement Cities</b>		
City of Marietta	Administration & Planning	\$87,754
City of Marietta	Marietta Y.E.L.L.S Program	\$51,815
City of Marietta	Weed & Seed Program	\$14,000
City of Marietta	Owner-Occupied Rehabilitation	\$215,203
City of Marietta	Slum and Blight Clearance	\$70,000
City of Smyrna	Administration & Planning	\$31,038
City of Smyrna	Uncommitted	\$125,150
<b>Total-Entitlement Cities</b>		<b>\$594,960</b>
<b>County Agencies</b>		
Cobb County Property Management	ADA	\$280,000
Cobb County CDBG Program Office	Owner-Occupied Housing Rehabilitation - Grants	\$93,668
Cobb County CDBG Program Office	Owner-Occupied Housing Rehabilitation - Admin	\$92,491
Cobb County CDBG Program Office	Administration and Planning	\$367,270
Cobb County*	Reallocation From Powder Springs	\$47,243
Cobb County	Uncommitted	\$62,655
<b>Total-County Agencies</b>		<b>\$943,327</b>
<b>Non-Profit Organizations</b>		
MUST Ministries <sup>2</sup>	Pre-Award- Year 3 Acquisition	\$250,000
YWCA of NW Georgia <sup>3</sup>	YWCA - Building Renovation [Year 3 of 5]	\$200,000
SafePath, Inc.	Abused Children Services - Operating	\$42,000
Omosaze, Inc.	Reading/Literacy Services - Reading Saturday	\$14,000
Community Health Center	Renovation/Expansion	\$35,000
The Extension, Inc.	Women's Recovery Program - Operating	\$42,000
Marcus Jewish Community Center	Housemate Match for Senior Adults - Operating	\$21,000
Turner Hill CDC	Harmony House - Operating	\$17,500
Zion Baptist Church	Zion Prison Ministry -Operating	\$14,000
MUST Ministries	TBRA Case Manager	\$24,500
Cobb Senior Services	Van Acquisition	\$29,400
Metro Atlanta Fair Housing	Fair Housing Education	\$7,000
KSU Research and Service Foundation	Medical Supplies	\$8,820
Tommy Nobis Center	Recycletronics - Recycling Program	\$96,202
The Edge Connection	Microenterprise Technical Assistance - Operating	\$24,000
<b>Total-Non-Profit Organizations</b>		<b>\$825,422</b>
<b>TOTAL</b>		<b>\$2,516,842</b>
Estimated Program Income		
<sup>1</sup> City of Powder Springs will allocate its full Fair Share allocation to Cobb County as reimbursement		
<sup>2</sup> Pre-Award Amount (Year 4 of 4) - Full Pre-Award Funding for PY 2011 (\$250,000)		
<sup>3</sup> Pre-Award Amount (Year 3 of 5) - Full Pre-Award Funding for PY 2011 (\$200,000)		

### **HOME Investment Partnership Program**

Cobb County serves as the Lead Agency for the HOME Program's GUCC, which consists of Cobb County, the City of Marietta, Cherokee County, and a new member to the GUCC, the City of Roswell. The City of Roswell was approved as a member of Cobb County's Consortium during the Urban County renewal process. Upon final release of the Annual Consortia Report, the County will be able to estimate the City of Roswell's allocation for PY 2012. In addition, the County's Board of Commissioners will approve an allocation for the City of Roswell upon the release of PY 2012 Annual Allocations. The County will also prepare a substantial amendment to its PY 2012 Action Plan in compliance with the County's Citizen Participation Plan.

Estimated HOME funding for PY 2012 is \$1,334,895 and is projected at 70% of PY 2011 allocation [\$1,906,993]. Program Income is estimated at \$50,000 per year and will be used for those activities that generate Program Income [Down Payment Assistance, Housing Rehabilitation, and Affordable Housing Construction].

HUD allows up to 10% [\$133,489] for HOME Program General Administration expenses. Cobb County will allocate \$88,904, the City of Marietta will allocate \$27,485, and Cherokee County will allocate \$17,100 towards program administration. The City of Roswell will also allocate 10% of its grant allocation to towards administration. The final amount will be determined once the City of Roswell's final allocation is released.

HUD also requires that at least 15% of HOME Program funds be set aside for use by Community Housing Development Organizations [CHDOs] for acquisition and construction of affordable housing. Cobb County will allocate \$133,356 and the City of Marietta will allocate \$41,228 in HOME funds for acquisition and rehabilitation of affordable housing. Cherokee County will set aside \$34,200 [20%] in HOME funds for CHDO related activities. The City of Roswell will also allocate 15%<sup>1</sup> of HOME funds to CHDO related activities. In addition, HUD also allows an optional 5% of HOME funds to be set aside for CHDO Operating Expenses. Cobb County has allocated \$44,452 and the City of Marietta has allocated \$13,743 for CHDO Operating expenses. Cherokee County will not set aside program funds for CHDO Operating Expenses; instead, Cherokee County has allocated 20% of program funds to CHDO related activities. The table below shows outlines the HOME projects for PY 2012.

Cole Street Development Corporation is an approved CHDO for Cobb County and the City of Marietta. Cobb County will allocate \$133,356 for CHDO related acquisition and construction of affordable housing and \$44,452 for CHDO operating expenses. The City of Marietta will allocate \$41,228 for CHDO related acquisition and rehabilitation of affordable housing and \$13,743 for CHDO operating expenses. North Central Georgia Habitat for Humanity is an approved CHDO for Cherokee County. Cherokee County will allocate \$34,200 for CHDO related activities.

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<sup>1</sup> A specific dollar amount will be identified, once a funding allocation has been determined.

Table 3: PY 2012 Proposed HOME Program Projects

GUCC - HOME Program Recommendations		PY 2012 (70%) = \$1,334,895
Program Year (PY) 2012 Projects		PY 2011 = \$1,906,993
Requesting Agency/ Organization	Project Description	PY 2012 70% Allocation
<b>Cobb County</b>		
Cole Street Development Corp.	CHDO (15%)--Project Cobb	\$133,356
Cole Street Development Corp.	CHDO Operating (5%)	\$44,452
Cole Street Development Corp.	Acquisition and Rehab- Henderson Arms	\$72,329
NW GA Habitat for Humanity	New Construction - Infrastructure	\$140,000
NW GA Habitat for Humanity	Down Payment Assistance	\$70,000
YWCA of NW Georgia <sup>1</sup>	Transitional Housing - Renovation	\$200,000
MUST Ministries	Tenant Based Rental Assistance (TBRA)	\$140,000
Cobb County CDBG Program Office	Program Administration (10%)	\$88,904
<b>Total - Cobb County</b>		<b>\$889,041</b>
<b>City of Marietta</b>		
CHDO - Uncommitted	CHDO (15%)	\$41,228
CHDO - Uncommitted	CHDO Operating (5%)	\$13,743
Uncommitted	Acquisition and Development	\$192,398
Cobb County CDBG Program Office	Program Administration (10%)	\$27,485
<b>Total - City of Marietta</b>		<b>\$274,854</b>
<b>Cherokee County</b>		
North Central Georgia Habitat for Humanity	CHDO (20%)--Project Cherokee	\$34,200
Cherokee County	Owner-Occupied Housing Rehabilitation	\$119,700
Cobb County CDBG Program Office/Cherokee	Program Administration (10%)	\$17,100
<b>Total - Cherokee County</b>		<b>\$171,000</b>
<b>City of Roswell</b>		
<b>Total - City of Roswell</b>	<b>TBD</b>	<b>TBD</b>
<b>TOTAL</b>		<b>\$1,334,895</b>
Estimated Program Income		\$50,000
<sup>1</sup> YWCA Pre-Award Amount Year 3 of 5 (\$1,000,000 total over 5 years - Yr 1 - \$100,000; Yr 2 - \$200,000; Yr 3 - \$200,000; Yr 4 - \$250,000; Yr 5 - \$250,000)		

### Emergency Shelter Program

Estimated ESG funding is projected at 70% [\$100,182] of Program Year [PY] 2011 allocation [\$143,117]. The County recommends that ESG funding is maintained at its current level pending changes in the federal regulations for the ESG Program. HUD allows a maximum of 5% set aside for ESG Planning and Administration. A total of [\$5,009] for General Administration Expenses equaling 5% of Cobb's total grant amount will be set aside.

Table 4: PY 2012 Proposed ESG Program Projects

Emergency Shelter Grant (ESG) Program		PY 2012 (70%) = \$100,182	
Program Year (PY) 2012 Projects		PY 2011 Grant = \$143,117	
Requesting Organization	Project Description	PY 2012	PY 2012
		90% Allocation	70% Allocation
The Center for Family Resources	Emergency/Transitional Shelter	\$35,978	\$27,983.20
MUST Ministries	Emergency/Transitional Shelter	\$31,773	\$24,712.10
Turner Hill CDC	Emergency/Transitional Shelter	\$21,038	\$16,362.50
The Extension	Men's Recovery Program	\$33,576	\$26,114.90
Cobb County CDBG Program Office	Administration (5%)	\$6,440	\$5,009.00
<b>TOTAL</b>		<b>\$128,805</b>	<b>\$100,182</b>

## General Questions

- I. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

### Cobb County's Response:

Cobb County receives entitlement program funds directly from the U.S. Department of Housing and Urban Development. The County allocates a fair share percentage based on the cities' population to the Cities of Acworth, Austell, Kennesaw, and Powder Springs. The Cities of Marietta and Smyrna are Entitlement Jurisdictions and are under Cooperation Agreements with Cobb County to administer their funds.

In PY 2012, the Georgia Urban County Consortium consists of four participating jurisdictions, Cobb County [the lead agency], the City of Marietta, Cherokee County, and the City of Roswell. The GUCC participating jurisdictions receive their funding allocations based on the Annual Consortia Percentage Report produced by HUD.

### **RACIAL/ETHNIC COMPOSITION:**

Based on 2010 Census data, Cobb County has experienced a substantial increase in its racial/ethnic composition. The table below shows the population totals for the 2000 and 2010 Census.

**Table 5: Cobb County Racial/Ethnic Population**

Population Group	2000 Census Count	Racial/Ethnic Population <sup>2</sup>	2010 Census	Racial/Ethnic Population	Percentage Change from 2000-2010
Total Population	607,751	100%	688,078	100%	13.2%
White	439,991	73.0%	428,023	62.2%	-2.7%
Black	114,233	18.9%	171,774	25%	50.4%
Asian	18,587	3.0%	30,657	4.5%	64.9%
Hispanic	46,964	8.0%	84,330	12.3%	79.6%

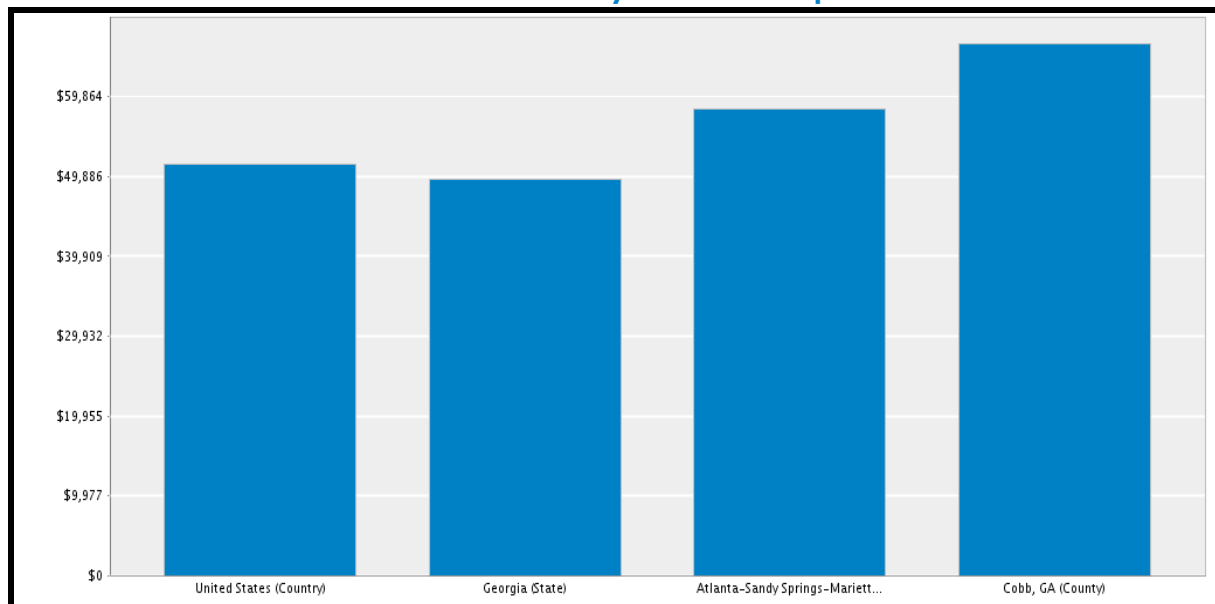
Source: 2010 US Census Data

- ▶ The African-American population increased between 2000 and 2010 by 50.4%, rising from 114,232 residents in 2000 to 171,774 in 2010. The 2010 Census data shows that African Americans comprised 25% percent of Cobb County residents.
- ▶ The Asian population increased by 64.9% from 2000 to 2010. In 2000, the Asian population in Cobb County totaled 18,587 and rose to 30,657 in 2010. The 2010 Census data shows that the Asian population comprised 4.5% of Cobb County residents.
- ▶ Another trend toward diversity is reflected in the population of the County's Hispanic residents. The 2000 Census recorded 46,964 Hispanic residents and the 2010 Census data shows that 84,330 of Cobb County's residents are Hispanic which comprises 12.3% of the County's total population.

<sup>2</sup> Percentages do not equal 100% due to overlap between race and ethnic classifications.

**COBB COUNTY INCOME CHARACTERISTICS:**

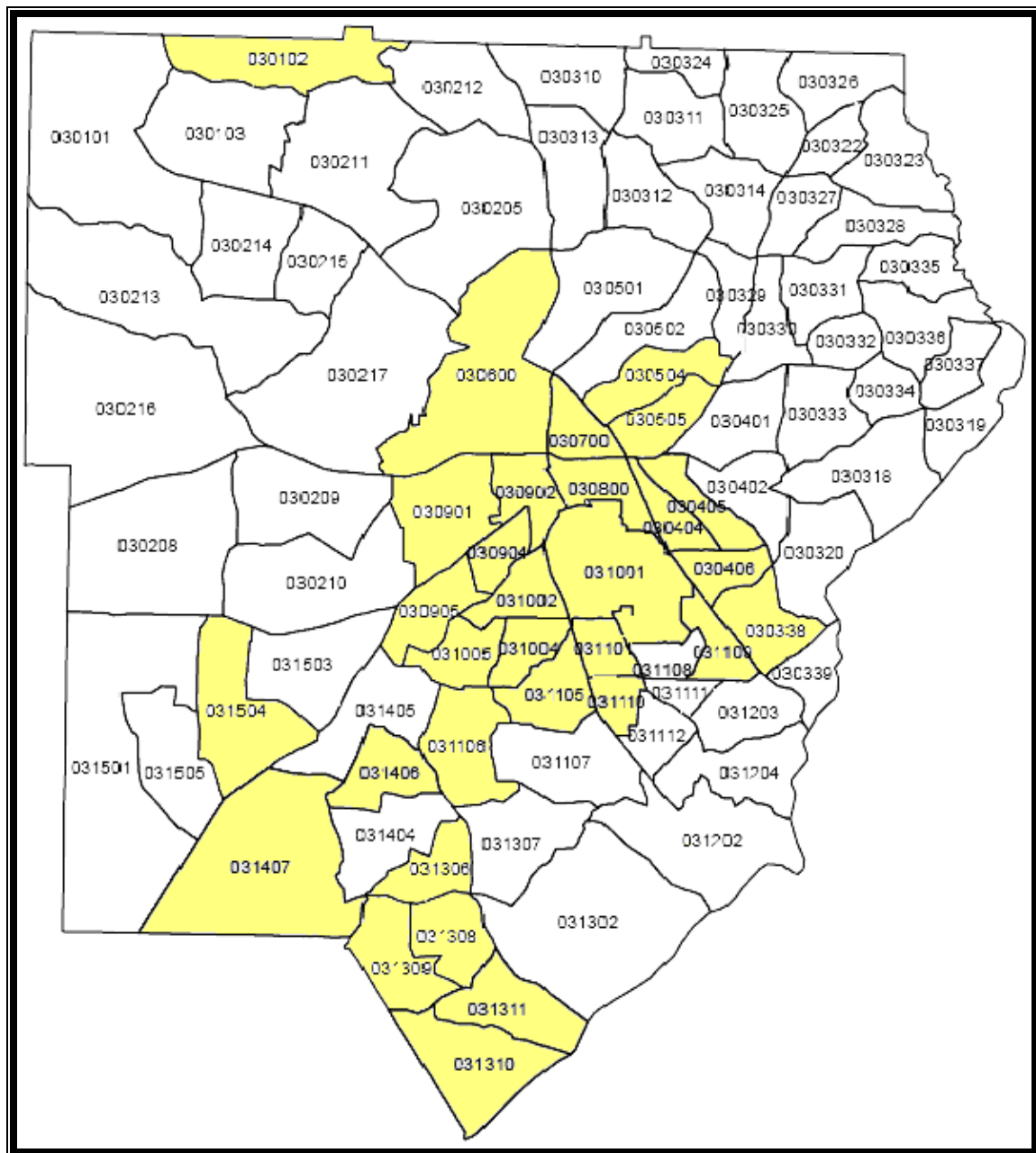
Cobb County is one of the most affluent counties in Georgia. According to the 2005-2009 ACS estimates, median family income in Cobb County is \$72,911 which is significantly higher than the national median family income of \$51,425. A broad range of employment and business opportunities are available within Cobb County. The chart below shows an income comparison between the national, state, metropolitan statistical area, and Cobb County

**Table 6: Cobb County Income Comparison**

Source: U.S. Census 2005-2009 American Community Survey

As an urban county and considering Cobb County's size at 340 square miles, the low to moderate income population is not as concentrated as in most centralized cities. Low to moderate income families in Cobb County are largely found in the southwest areas of the County in and around the cities of Austell and Powder Springs. There are also large pockets of low to moderate income families in the Fair Oaks Community, the City of Smyrna, and the City of Marietta; and to the north in the older neighborhoods in the Cities of Kennesaw and Acworth. In Cherokee County, the low to moderate income families are located primarily in the City of Canton and in the Waleska community. The map below shows the areas of concentration for low and moderate income persons with annual income below 80% of the Area Median Income.

**Figure 2: Cobb County Low to Moderate Income by Census Tracts**

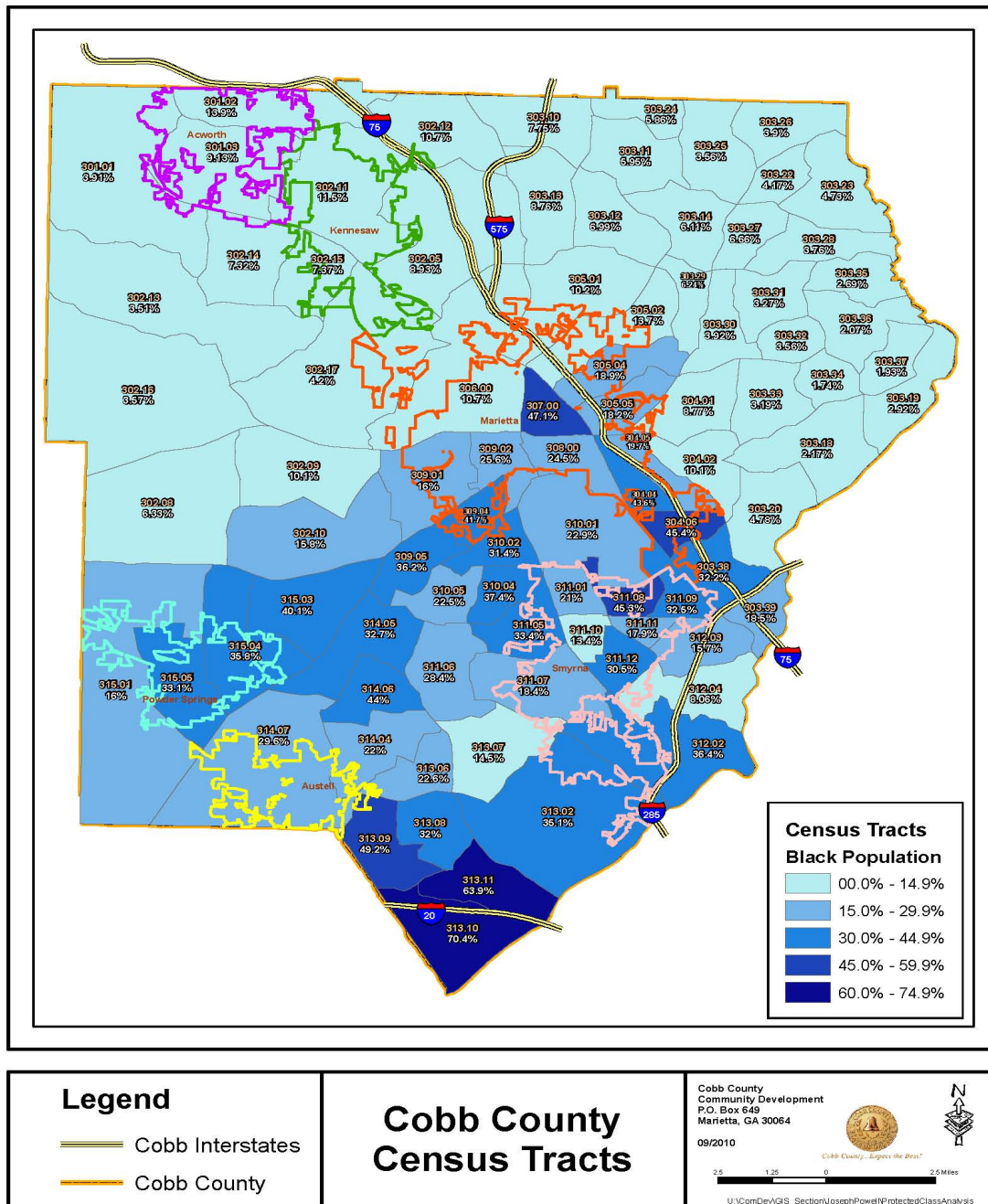




## African American Concentrations in Cobb County

Southwest Cobb County contains a large percentage of residents. Within the Cities of Smyrna and Marietta, there is a high percentage of both African-American and Hispanic populations [See Map 2 – African-American Population by Census Tract and Map 3 – Hispanic Population by Census Tract].

**Figure 3: Cobb County Areas of African American Concentrations**

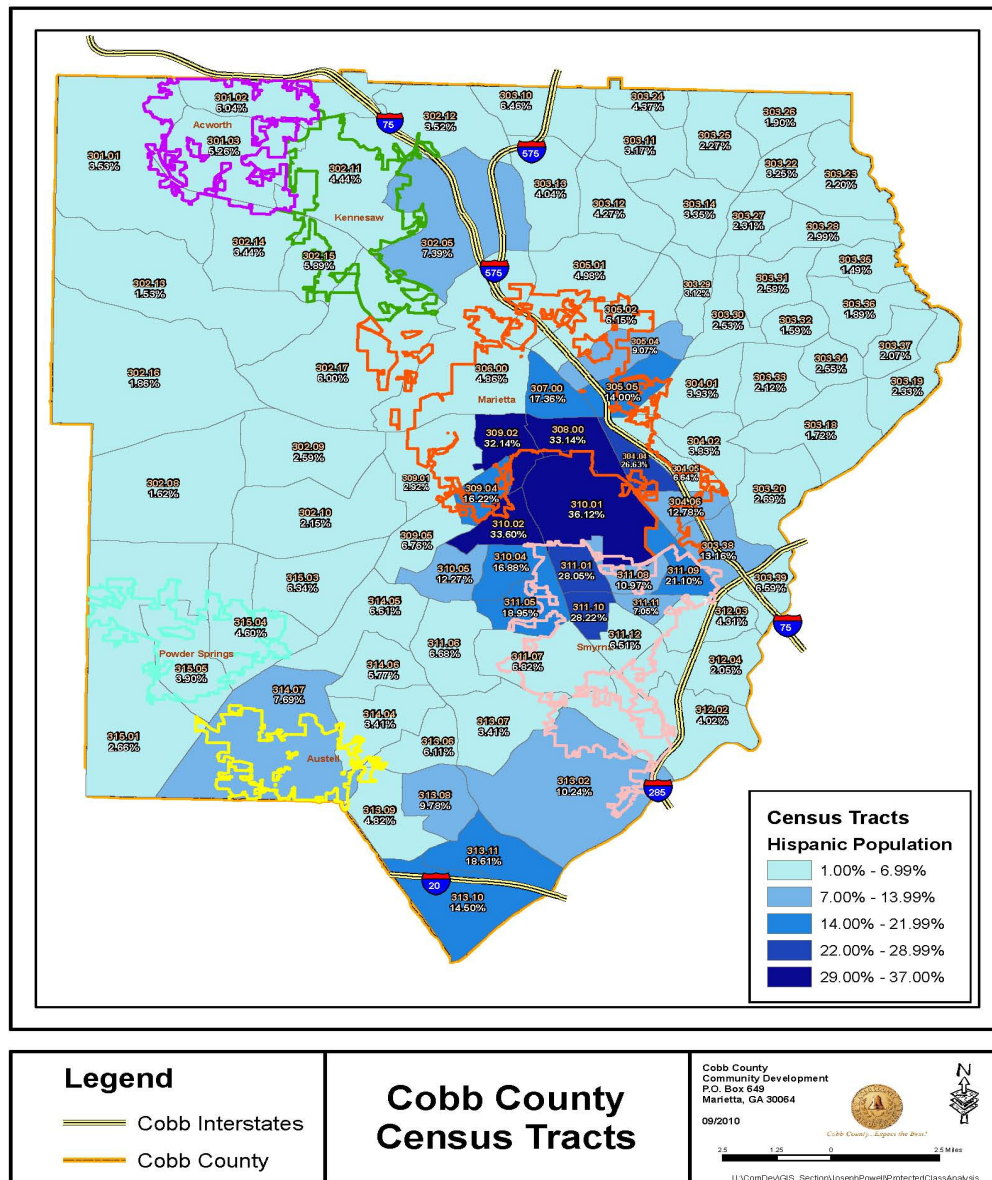


[Source: 2000 US Census Data]

## Hispanic/Latino Concentrations in Cobb County

The most notable change in Cobb County is the considerable increase in the Hispanic/Latino population. Since 1990, the Hispanic/Latino population has grown 88% from 9,493 persons in 1990 to 77,376 persons in 2008, the largest increase by far among the racial/ethnic groups that reside in Cobb County. The increase in the number of Hispanic/Latino residents in Cobb County has necessitated an increase in services and outreach provided by County agencies and nonprofit organizations.

**Figure 4: Cobb County Areas of Hispanic Concentrations**



[Source: 2000 US Census Data]

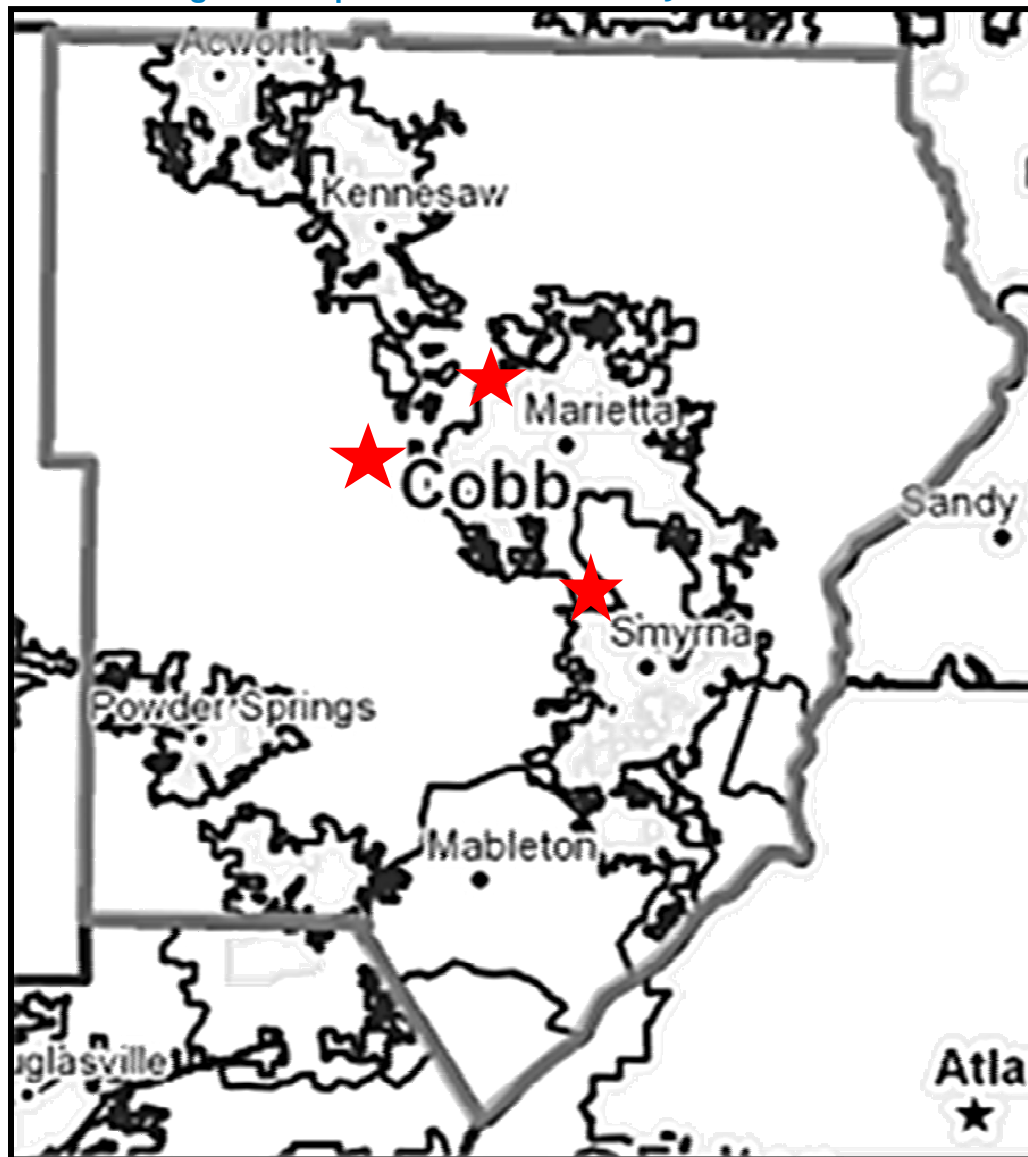


2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

**Cobb County's Response:**

The Cities of Acworth, Austell, Kennesaw, and Powder Springs receive a Fair Share Allocation of CDBG funds. The Cities' final allocation amount is determined by calculating the percentage of residents that live within the city limits to the total number of residents of the County less the Cities of Marietta and Smyrna's population. The Cities of Marietta and Smyrna's population are excluded because these cities are separate entitlement communities and are under a cooperation agreement with the County to administer their funds. The City of Smyrna is a new entitlement community located in Cobb County. The map below shows the boundaries of Cobb County, the City of Marietta, and the City of Smyrna.

**Figure 5: Map of CDBG Entitlement Jurisdictions**

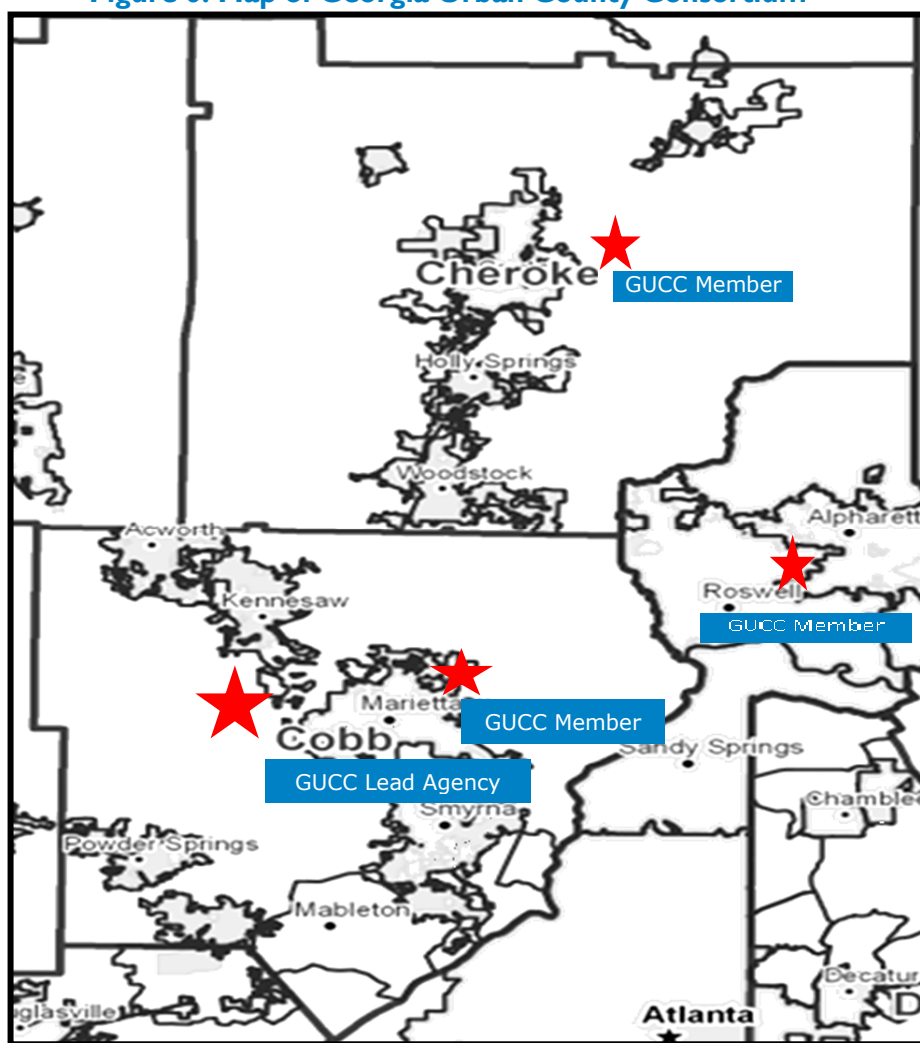


Generally, the oldest infrastructure and the higher concentrations of low income persons are found in Cobb's cities. The County supports the participating cities in their efforts to provide facilities and services that can improve the quality of life for eligible low and moderate income residents.

The Cobb County CDBG Program Office's Housing Rehabilitation Program and Homebuyer Activities of the CDBG and HOME Programs operate on a county-wide basis due to a spatial mix of low income persons throughout the County. Most work is done primarily in low and moderate income areas.

Under the HOME Program specifically, funds are allocated to Cobb County, the City of Marietta, Cherokee County, and the City of Roswell using HUD's Annual Consortia Percentage Report. The City of Roswell will join the Cobb County Consortia for PY 2012 and allocate resources throughout the city. In PY 2012, the City of Marietta will allocate CDBG grant funds for city-wide projects and will not allocate funds to a target area. However, Cherokee County commits its allocation exclusively to elderly homeowners throughout the County via its housing rehabilitation program and the North Georgia Community Housing Development Corporation [NGCHDC]. The map below shows the boundaries of the GUCC.

**Figure 6: Map of Georgia Urban County Consortium**



Down-Payment Assistance is provided in the form of a 0% interest, deferred payment loan (DPL) to eligible homebuyers. The 1<sup>st</sup> Time Homebuyer Program Down-Payment Assistance is operated by Northwest Metro Atlanta Habitat for Humanity.

Additional CDBG resources are allocated to non-profit organizations that serve low and moderate income residents throughout the County to meet the goals/objectives established by Cobb County in its PY2011-2015 Consolidated Plan. However, resources for non-profit organizations are limited as total Public Services resources cannot exceed 15% of the overall grant received.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

#### Cobb County's Response:

The County will take the following actions during the next year to address obstacles to meeting underserved needs in Cobb County. Reduced funding at the local, state, and federal levels was cited in the PY 2011-2015 Consolidated Plan as a barrier to meeting the needs of low and moderate income residents. The County will continue to encourage non-profit organizations to collaborate and form partnerships to meet the needs of the community.

The PY 2011-2015 Consolidated Plan also cited that as the population continues grow, the scarcity of developable land is a major barrier to the development of affordable housing. The County will continue to fund non-profit organizations that develop affordable housing for low and moderate income persons.

The increased rate of foreclosures in the County has increased the need for residents to obtain affordable housing was also cited as a barrier to obtaining affordable housing. The County will utilize Neighborhood Stabilization Program funds to acquire and rehabilitate foreclosed homes. In addition to these funds, the County will also provide down-payment assistance to low and moderate homebuyers.

The lack of participation in public forums by citizens has been a problem in low income residential areas. The County will provide funding to organizations that educate citizens about Fair Housing.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

#### Cobb County's Response

The 2012 Action Plan for Cobb County and the GUCC is submitted using 70% of the actual PY 2011 allocations received from HUD. The table below indicates the sources of anticipated funding to address the needs identified throughout this Plan.

**Table 7: PY 2012 Funding Sources, Cobb County, Georgia**

<b>PY 2012 Funding</b>	<b>Source</b>	<b>Amount</b>
CDBG (70% of PY 2011 Allocation)	Federal	\$2,516,842
HOME (70% of PY 2011 Allocation)	Federal	\$1,334,895
ESG (70% of PY 2011 Allocation)	Federal	\$100,182
FEMA	Federal	\$339,475
CSBG (100% of FY 2012)	State	\$660,000
Program Income [CDBG]	Federal	\$25,000
Program Income [HOME]	Federal	\$50,000
Supportive Housing	Federal	\$35,000
Department of Justice - JAG	Federal	\$127,736
Continuum of Care	Federal	\$1,681,045
<b>TOTAL Anticipated for PY 2012</b>		<b>\$6,870,175</b>

Cobb County anticipates an estimated \$75,000 [\$25,000 CDBG, \$50,000 HOME] in Program Income during PY 2012. This amount is generated directly from the use of CDBG and HOME dollars and includes the following sources:

**Community Development Block Grant [CDBG] Program Income:**

- ▶ Proceeds from the sale or long-term lease of real property purchased or improved with CDBG funds;
- ▶ Proceeds from the disposition of equipment purchased with CDBG funds;
- ▶ Payments of principal and interest on loans made using CDBG funds;
- ▶ Proceeds from the sale of loans made with CDBG funds;
- ▶ Proceeds from the sale of obligations secured by loans made with CDBG funds;
- ▶ Interest earned on program income, pending the disposition of such program income; and
- ▶ Funds collected through special assessments made against properties owned and occupied by households not of low and moderate income, where such assessments are used to recover part or all of the CDBG portion of a public improvement

*\*Program Income does not include [except for revolving loan funds and lump-sum drawdown accounts], the interest earned on cash advances from the grantee. Subrecipients must return such program income to the Cobb County CDBG Program for remittance to the U.S. Treasury.*

**Home Investment Partnerships Act [HOME] Program Income:**

- ▶ Proceeds from disposition by sale or long-term lease of real property acquired, rehabilitated, or constructed with HOME Program funds or matching contributions;
- ▶ Payments of principal and interest on loans made using HOME Program funds or matching contributions;
- ▶ Proceeds from sales of loans made with HOME Program funds or matching contributions;
- ▶ Proceeds from the sale of obligations secured by loans made with HOME Program funds or matching contributions;
- ▶ Interest earned on program income pending its disposition

With both the CDBG and HOME Programs, the written agreement between the Subrecipient and Cobb County CDBG Program Office specifies that any program income received by the Subrecipient will be returned to Cobb County CDBG Program Office. This stipulation is explained in detail to Subrecipients during the application process and also to attendees at public hearings. Estimated Program Income was also publicized through its inclusion in a Public Notice published on Friday, September 23, 2011 in the *Marietta Daily Journal* at the beginning of the 30-day public comment period for the PY 2012 Annual Action Plan.

## **Match Requirements<sup>3</sup>:**

### **HOME Program:**

Cobb County Subrecipients and CHDO's must make matching contributions to eligible HOME projects that total no less than 25% of the funds drawn from the HOME Program, with the exception of Program Administration and CHDO Operating expenses. Each year, Cobb County submits to HUD the HOME Match Log that identifies the sources of match funds from each Program Year with the submission of the CAPER. Some examples of eligible sources of match funds can include:

- ▮ Volunteer labor hours;
- ▮ Cost [not paid with Federal resources] of Materials purchased;
- ▮ Cost [not paid with Federal resources] of Construction used in the development of affordable housing; and
- ▮ Cash donated from churches and businesses to construct Habitat for Humanity homes.

The CDBG Program Office anticipates that Cobb County HOME subrecipients will contribute required match funds provided through building sponsorships from local churches, businesses and waived County fees. Annually, Northwest Metro Atlanta Habitat for Humanity builds an average of 20 homes and receives an average of \$60,000 per home in sponsorships. Subsequently, the Cobb County total match funds from all organizations receiving Federal Fiscal Year [FFY] 2011 HOME funding will far exceed the 25% annual contributions requirement stipulated by HOME Program regulations.

At the end of FFY 2011, the GUCC had accumulated excess match in the amount of \$13.8 million available for carryover into future Federal Fiscal Years.

### **ESG Program:**

Cobb County ESG Subrecipients must make matching contributions to eligible ESG projects that total no less than 100% [dollar-for-dollar match] of the funds drawn from the ESG Program. In calculating the match contributed, a Subrecipient may include:

- ▮ The value of any donated material or building;
- ▮ The value of any lease on a building;
- ▮ Salary paid to staff, not included in the award, to carry out the project of the recipient;
- ▮ Any funding from other sources; and
- ▮ The value of the time and services contributed by volunteers to carry out the program.

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<sup>3</sup> NOTE: Match requirements are delineated in all Subrecipient Agreements.

Based on the projected PY 2012 ESG allocation [70% of PY 2011 allocation], the CDBG Program Office anticipates that subrecipients of the ESG grant [The Center for Family Resources, MUST, The Extension, and Turner Hill Community Development Corporation] will contribute \$100,182 in required match funds using DCA funds, private donations, and in-kind donations.

## Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

### Cobb County's Response

The Cobb County CDBG Program Office is fully staffed and managed by WFN Consulting. WFN Consulting is a program management consulting firm that specializes in HUD Grant Programs and has been managing all facets of Cobb County's CDBG Program since 1981. WFN Consulting has administered the Entitlement Community Development Block Grant Programs for Cobb County since 1981. The ESG program was initiated in 1987 and the HOME began in 1992. WFN Consulting has managed these programs for Cobb County since their inception.

Because of the unique relationship between the CDBG Program Office and Cobb County, additional administrative support and oversight is provided by Cobb County's Office of Economic Development while Cobb County's Finance Department and Internal Audit Division address all financial matters and internal controls and processes.

The Cobb County CDBG Program Office serves as the lead agency for a collaborative effort among community stakeholders, neighborhoods, cities, county agencies, nonprofits, elected officials, interest groups, and concerned citizens. Each participating City selects eligible CDBG projects within their city limits for inclusion in the Consolidated Plan and each subsequent Annual Action Plan. While each city is responsible for carrying out its approved project, the CDBG Program Office provides oversight, including regular technical assistance and monitoring site visits to all nonprofit organizations to ensure compliance with HUD guidelines and regulations.

### Affordable Housing Development and Down-Payment Assistance

Approved Community Housing Development Organizations [CHDO] such as the Cole Street Development Corporation [CSDC] and North Georgia Community Home Development Corporation [NGCHDC], play a role in Affordable Housing Development and Down-payment Assistance Programs in Cobb County, the City of Marietta, Cherokee County, and the City of Roswell. Specifically, a CHDO and the NGCHDC will operate the Consortium's Down-payment Assistance Programs and Housing Counseling Program for first-time homebuyers. Cherokee County will work closely with the NCGHFH as its CHDO by purchasing properties for its affordable housing projects. In accordance with HOME Program regulations at Section 92.351, and in furtherance of Cobb County's commitment to non-discrimination and equal opportunity in housing, Cobb County has adopted affirmative marketing procedures and requirements for HOME-assisted housing containing five [5] or more units. Such affirmative marketing procedures are followed by CSDC and NCGHFH. These procedures are documented and maintained by all necessary parties, including Cobb County, each Subrecipient/CHDO and all participating property owners. [See Appendix Tab for full document outlining Cobb County's Affirmative Marketing Procedures].

Northwest Metro Atlanta Habitat for Humanity also builds affordable homes in Cobb County each year, and operates a Down-payment Assistance Program for its clients. Habitat historically has received HOME funding to buy properties and carry out site work and infrastructure activities. In



PY 2012, Northwest Metro Atlanta Habitat for Humanity will utilize HOME Program funds for Down-payment Assistance, Land Acquisition, and new Construction Development.

#### **Cobb County ADA Projects:**

Cobb County Property Management Department Staff is responsible for overseeing design and construction of CDBG-supported County ADA projects.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

#### **Cobb County's Response**

The CDBG Program office held a public hearing to review and provide comments on a draft copy of the Action Plan. Public hearing attendees provided input and ideas concerning Affordable Housing needs, non-Housing needs [public facilities and services], and services for persons that are homeless.

Information gathered from citizens, Consortium members, Nonprofit Directors, and Housing Providers support previous conclusions that Affordable Housing and Neighborhood Revitalization and Redevelopment are still applicable, and should continue to be addressed. Existing programs and services provided by previously funded agencies will continue to address identified priority service needs.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

#### **Cobb County's Response**

Over the next year, Cobb County will work with a broad cross-section of public, private, faith-based, and community organizations to identify citizens' needs and to coordinate appropriate services and programs to meet those needs. The Cobb County CDBG Program Office staff will continue to work very closely with these organizations to address these critical needs.

The Cobb County CDBG Program Office continues to provide guidance and technical assistance to The Center for Family Resources [the Lead Agency for the Supportive Housing Program] and receives input from the Cobb Collaborative/Policy Council on Homelessness. This cooperative effort provides a special focus through a diverse group of community organizations, homeless shelters, permanent affordable housing developers, supportive service providers, and target population groups to examine needs, re-establish priorities, and plan strategies. Through this collaborative process, housing and service providers were able to contribute ideas and strategies to the development of this Plan.

The CDBG Program Office supports the efforts of the Cobb Community Collaborative, a community organization focused on providing collaboration among Cobb County public service agencies to improve the lives of all residents in Cobb County, Georgia. The CDBG Program Office played an important role in helping to establish the Collaborative in 2000. The Collaborative addresses a broad range of needs including Children and Families, Homelessness, Public Safety, Workforce Development, Literacy, and allocation of other resources. The creation of such an entity has allowed local non-profit organizations to focus their efforts on important needs within the County. All of these needs are critical to the success of the Consolidated Plan. In 2008, the Collaborative established a Business Advisory Council in an effort to connect local nonprofit

organizations with members of the Cobb County Chamber of Commerce to match critical agency needs with resources available from local committed business partners.

The Policy Council on Homelessness is comprised of member agencies [such as the Center for Family Resources, Boys & Girls Club, and The Edge Connection] that provide services to the homeless and very low-income persons. The Policy Council on Homelessness has conducted surveys of the homeless and at-risk populations to determine needs in Cobb County and to plan appropriate programs and services in response to these needs.

Over the next year, Cobb County will collaborate with the Cobb County Board of Health to serve on the City of Atlanta HIV Planning Council. This entity serves as the vehicle for strategic planning and coordinating for the Housing Opportunities for Persons with AIDS [HOPWA] Program. The Cobb County Health Department coordinates with the City of Atlanta to develop a city-wide strategy in the preparation and implementation of the HOPWA Program. Low to moderate income clients receive referrals from County Health Clinics, the Good Samaritan Health Center and Sweetwater Valley Camp.

In addition, the Cobb County CDBG Program Office works with the Marietta Y.E.L.L.S Program coordinated through the City of Marietta to address the need for low to moderate income clients in the Franklin Road area through afterschool programming for youth. The County also coordinates crime reduction and redevelopment activities through the “Weed and Seed” program of the led by U.S. Department of Justice.

Since these programs and services continue to make a positive difference for low and moderate income residents of Cobb County and the Consortium, Cobb County has decided to continue the support of the services and programs that are currently in place. However, there are still unmet needs in the community and additional resources are needed to keep existing programs in place.

## Citizen Participation

### 1. Provide a summary of the citizen participation process.

#### Cobb County's Response

Cobb County Citizen Participation Plan reflects Cobb County's compliance with the HUD requirements **24 CFR 91.105(b)** for citizen participation in all appropriate HUD grant programs as of January 2008. Cobb County has devised specific actions to encourage increased participation in its housing and community development programs, particularly by persons of low to moderate income.

### 2. Provide a summary of citizen comments or views on the plan.

#### Cobb County's Response

During the preparation of the Cobb County PY 2012 Action Plan, a public hearing was held to obtain the specific housing and related services needs for Cobb County. Comments received included suggestions to include the names of organizations in the Action Plan. All comments received have been documented and archived.

### 3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.



## Cobb County's Response

In an attempt to increase public participation, the County actively maintains communication with local nonprofits and housing developers and will adhere to the following actions to improve citizen participation:

### **ACTIONS TO IMPROVE PARTICIPATION**

- Conduct evening Needs Assessment Workshops in each Municipality around the County to ensure that times and locations are convenient for residents of Cobb County; conduct workshops at local colleges or worksites; provide ADA accessibility for all persons with disabilities; and provide interpretation for non-English speaking residents
- Use electronic and print media to solicit public participation. Electronic media including mass emails to County and Municipal employees, nonprofit organizations, and local businesses; advertisement on Cobbline [Cobb County Public Access Channel] and Cobbline electronic newsletter to 10,000 readers; links to the Needs Assessment Survey on the CDBG Program Office and Cobb County Government website; and post flyers in highly visible locations throughout the community
- Review of all citizen comments and incorporation of such comments in the Action Plan, as applicable;
- Analyze the impact of Action Plan program activities on neighborhood residents, particularly low and moderate income residents;
- Conduct Needs Assessments and appropriate on-site visits to each proposed project before including it in the Proposed Consolidated Plan;
- Meet with neighborhood groups to inform them about the Action Plan, project eligibility, the program planning process, project selection and funding, and the project implementation process;

Cobb County will continue to provide a forum for open communication with its residents, particularly low and moderate income residents regarding its HUD funded programs. Additionally, the County will also continue to provide reasonable notice for all Public Hearings. Information and records relating to Cobb County housing, community development, and public services program activities that are made available to the public for review and comment according to the requirements of Federal, State, and local laws.

Notices of public hearings are publicized throughout the County. Two weeks before the public hearings are held at least one advertisement is placed in the local newspaper of general circulation (The Marietta Daily Journal). The advertisements will be either "display ads" or "legal ads" which appear in the sections of the newspaper most likely to be read by citizens seeking this type of information. Additionally, the notice will appear on the Cobb County CDBG program office website and the Cobb County website

In preparation of Cobb County's PY 2012 Action Plan, the County hosted a public hearing on Wednesday, October 19, 2011 to provide an opportunity for citizens, non-profit organizations, local businesses, and all other interested parties to comment on a draft copy of the PY 2012 Action Plan.

Cobb County CDBG Program Office will continue to provide technical assistance to Cobb County residents and agencies, particularly to those of very low and low income who request such assistance in developing project proposals, or who request other information (compliance requirements, program performance, funding information, etc.) as outlined in the PY2011 -2015 Consolidated Plan. In addition, Cobb County CDBG Program Office staff will continue to meet with various non-profit organizations and individuals to provide other specific technical assistance related to housing, community development and human services programs, as requested.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

#### Cobb County's Response

All comments received from the public have been incorporated into the PY 2012 Action Plan.

### Institutional Structure

- I. Describe actions that will take place during the next year to develop institutional structure.

#### Cobb County's Response

The Cobb County CDBG Program Office serves as the lead agency for planning and coordinating the implementation of the PY 2012 Annual Action Plan. As part of the planning process, office staff meets with representatives of each GUCC member to discuss housing and non-housing needs as well as additional resources to prioritize strategies to address these needs.

Funds are processed through Cobb County's Finance Department to reimburse public agencies, private businesses, CHDOs, and other non-profit agencies who act as Subrecipients of the CDBG, HOME and ESG Programs. Rehabilitation projects addressed under the Housing Rehabilitation Program are carried out under the supervision of the Cobb County CDBG Housing Rehabilitation staff.

Listed below are several "broad-based" organizations in Cobb County that include representatives from many social service agencies:

- The Cobb Collaborative: A director-level agency representing social service agencies, County departments [CDBG Office, Office of Economic Development], public safety, local schools and colleges. The Collaborative provides a forum for coordinated planning and recommendation of funding priorities. Collaborative members are all urged to participate in the Pathways HMIS information system.
- Policy Council on Homelessness: Formed in 1982 and incorporated in 1989, this organization became the Policy Council on Homelessness under the Cobb Collaborative in 2005. This Council concentrates on the needs of the homeless population, and carries out the Point-In-Time Homeless Count, as well as working with CDBG staff on Cobb County's Continuum of Care.

- ▶ Cobb Literacy Council: Members representing this agency are a broad cross-section of human service agencies in Cobb County, particularly those agencies assisting families and individuals with the development of self-sufficiency skills and improved job capacity. Both GED and ESL literacy classes are taught in conjunction with many organizations' assistance, and at multiple locations, such as homeless shelters and transitional housing.
- ▶ CobbWorks!: Manages the Workforce Investment Act [WIA] program that assists residents and businesses in Cobb with job development, training, referrals, and collaboration among agencies. Its board of directors is comprised of representatives of many businesses, service organizations, and government representatives.
- ▶ Cole Street Development Corporation [CSDC] and North Georgia Community Home Development Corporation serve as CHDOs for the Consortium.
- ▶ The Tommy Nobis Center, the Community Services Board, and Cobb ARC provide developmental services for mentally and physically disabled residents.
- ▶ The Marietta Housing Authority (MHA): A Public Housing Program that offers affordable housing to income eligible residents. Although a separate entity from Cobb County, MHA serves six cities [Acworth, Austell, Kennesaw, Marietta, Powder Springs, and Smyrna] in Cobb County.

## Monitoring

- I. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

### Cobb County's Response

To ensure that each recipient of CDBG, HOME and ESG funds operates in compliance with applicable federal laws and regulations, the Cobb County CDBG Program Office implements a monitoring strategy that closely reviews Subrecipient activities and provides extensive technical assistance to prevent potential compliance issues.

Each Program Year, the respective program manager for CDBG, HOME, and ESG prepare a risk analysis matrix for monitoring all appropriate Subrecipients. This risk analysis closely mirrors the Community Planning and Development [CPD] Notice 04-01, issued February 2, 2004 and CPD Notice 02-11, which delineates the relevant factors to monitor in order to determine the risk level for grantees, or in the case of Cobb County, subrecipients. Once projects have been approved and subrecipients have been issued Subrecipient agreements, the relevant staff members conduct a four page risk analysis worksheet that reviews Financial Capacity; Overall Management; Planning Capacity and National Objectives. Each Subrecipient is graded and its score is based on one of three categories: Low Risk [0-30 points]; Moderate Risk [31-50 points]; and High Risk [51-100 points]. Based on the scoring for each Subrecipient, the Cobb County CDBG Program Office determines its annual monitoring schedule based on the number of moderate and high risk subrecipients.

As a general rule, staff monitors on-site all moderate and high risk subrecipients on an annual basis, typically in the third or fourth quarter of each Program Year. Conversely, the low-risk subrecipients are monitored on-site every other program year during the same time frame, and desk reviews are conducted throughout the year. CDBG staff closely monitors performance expectations of

subrecipients [timeliness and productivity] in line with the new performance measurement system initiated by HUD.

The above actions are a consistent element of the Cobb County CDBG Program Office in our efforts to effectively manage the monitoring process for the CDBG, HOME, and ESG Programs.

## Lead-Based Paint

- I. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

### Cobb County's Response

Cobb County has implemented the following counter-measures to reduce Lead-Based Paint Hazards:

- ▶ Abating or removing the lead-based paint hazards found in existing housing, built prior to 1978;
- ▶ Education of the public regarding the hazards of lead-based paint and precautions that can be taken by parents to protect their children;
- ▶ Developing new affordable housing to provide healthy alternatives for families; and

In response to lead-based paint hazards, and given the limited resources available, the GUCC has planned a steady, long-term response, in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards. They include:

- ▶ Identifying houses with lead-based paint through the GUCC's housing programs, and abates or removes the lead hazards in high priority units. Government assisted housing rehabilitation projects will include an inspection completed according to HUD and the Environmental Protection Agency [EPA] guidelines. Policies and procedures for abatement of lead hazards have been established for use in Cobb County. They include determining cost effectiveness in various situations, and procedures for assessing, contracting and inspecting abatement work; and
- ▶ Preparing work write-ups and costs estimates for the homes of all income eligible residents in Cobb County with identified lead-based paint hazards; and
- ▶ Using comprehensive education packets prepared for distribution to homeowners, inform homeowners about safety measures they can take to protect themselves and their families; and
- ▶ Working with affordable housing developers and builders to develop new affordable housing free of any lead-based paint hazards.

## HOUSING

## Specific Housing Objectives

- I. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

## Cobb County's Response

In PY 2012, Cobb County will use CDBG and HOME program funds to address the housing needs in Cobb County by diversifying the HOME Program funds to increase affordable rental units in Cobb County as well as continue to provide down payment assistance for 1<sup>st</sup> time Homebuyers. The GUCC will provide CHDO funding to the Cole Street Development Corporation [CSDC] for the development and construction of affordable rental housing units for seniors. In addition, the GUCC will provide CSDC with HOME Program funds for acquisition and rehabilitation for 1<sup>st</sup> time Homebuyer Programs. Northwest Metro Atlanta Habitat for Humanity will continue to operate these programs by providing assistance to a 1<sup>st</sup> time homeowners during PY 2012.

The current housing market crisis, record levels of foreclosures, and the scarcity of developable land in Cobb County has significantly impacted the availability and affordability of housing. Low and Moderate Income residents of Cobb County are finding it increasingly difficult to find affordable housing.

## Priority One

Increase Access to Affordable Housing for Low and Moderate Income Persons

In PY 2012, Cobb County will use CDBG and HOME program funds and Program Income funds to address the priority need of eliminating substandard housing. Low and moderate income homeowners, senior citizens on a fixed income, working families, single parent households, and persons with disabilities are generally in older homes in need of major repairs as a result of code deficiencies. The cost of these repairs continues to escalate, making it increasingly difficult for low and moderate income persons to maintain their homes. Cobb County plans to use CDBG, HOME, and residual Program Income funds to rehabilitate 25 additional homes through Minor Home Repair Grants for code violation repairs that are a threat to their health, safety, and general welfare.

The County will also use \$140,000 in HOME program funds to implement a Tenant Based Rental Assistance [TBRA] Program through MUST Ministries to house homeless or near-homeless persons and families. TBRA programs promote a positive economic impact to the community by supporting stable housing which reduces the burden on local shelters and supports a stable family dynamic. The program will provide rent subsidies to persons with incomes less than 80% of the median family income. Eligible participants will be provided with financial assistance for rent and security deposits.

Table 8: Affordable Housing Objectives

Objective	Activity	Type of Funding
<b>AH1</b>	New construction of affordable rental housing and first-time homebuyers units	HOME
<b>AH2</b>	Rehabilitation of existing housing	CDBG
<b>AH3</b>	Down-payment assistance & closing cost write-down	HOME
<b>AH4</b>	Tenant Based Rental Assistance [TBRA]	HOME and CDBG
<b>AH5</b>	Reduction of the cost of development of rental housing	HOME
<b>AH6</b>	Acquisition & Rehabilitation of affordable housing	HOME

## Priority Two

### Eliminate Substandard Housing for Low and Moderate Income Persons

In PY 2012, the County will use CDBG, HOME and, ESG funds to address the priority need of eliminating homelessness. The County and the GUCC will continue to support nonprofit, private and public entities that provide housing opportunities for “at-risk” populations using CDBG, HOME and ESG funding. The County also assists local organizations in providing Emergency Shelter [CDBG, ESG], Transitional Housing [HOME, CDBG, ESG], and services to guide individuals through the transition period of moving into permanent housing, and independent living [HOME, CDBG]. The County continues to offer assistance to organizations that perform outreach to identify and assess the needs of homeless persons [ESG] and to those organizations committed to assisting individuals and families to avoid becoming homeless [HOME, CDBG, ESG].

**Table 9: Housing Rehabilitation Objectives**

OBJECTIVE	ACTIVITY	TYPE OF FUNDING
<b>HR1</b>	Rehabilitate owner-occupied homes	CDBG
<b>HR2</b>	Lead abatement programs	HOME and CDBG
<b>HR3</b>	Rehabilitate multi-family units	HOME
<b>HR4</b>	Housing code enforcement	CDBG

## Priority Three

### Increase Housing Options for Homeless and Near-Homeless Persons

**Table 10: Homeless Objectives**

OBJECTIVE	ACTIVITY	TYPE OF FUNDING
<b>HM1</b>	Support non-profit, private and public entities that provide housing opportunities for at-risk populations	HOME, CDBG, and ESG
<b>HM2</b>	Assist local organizations with outreach efforts to identify homeless persons and assess their needs	ESG and Supportive Housing
<b>HM3</b>	Assist local organizations in providing emergency shelter for homeless persons, including families, single adults and youth	CDBG and ESG
<b>HM4</b>	Assist local organizations in providing transitional housing for homeless persons, including families, single adults and youth	HOME, CDBG, and ESG
<b>HM5</b>	Assist local organizations to help homeless persons make the transition to permanent housing and independent living	HOME and CDBG
<b>HM6</b>	Help low-income individuals and families avoid becoming homeless	HOME, CDBG, and ESG

## **ADDRESSING THE RISE IN FORECLOSURES:**

Cobb County, like many other counties around the State has suffered from high foreclosures resulting in the loss of homes by many residents.

In response, Cobb County and nonprofit organizations will take an active role in working with homeowners, lenders, Subrecipients, and HUD to keep families and individuals in their homes through the following initiatives:

- Nonprofit organizations will continue to offer potential homebuyers with foreclosure counseling and home buyer seminars.
- Northwest Metro Atlanta Habitat for Humanity will continue to host homebuyer seminars. Nationally, Habitat for Humanity continues to provide affordable housing to higher risk populations and maintains a foreclosure rate of 2%. Locally, the Cobb County affiliate has had only one foreclosure during the last five years;
- In 2009, Cobb County received \$6,889,134 from HUD and \$1,836,823 from the Georgia Department of Community Affairs [DCA] for a total of \$8,582,355 through the Neighborhood Stabilization Program [NSP 1] to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and/or blight within the community. These targeted funds will be used to purchase foreclosed homes below market value rates and will rehabilitate or redevelop them in order to respond to rising foreclosures and falling home values. In 2011, Cobb County also received \$2,415,784 from HUD and \$1,334,026 from DCA for a total of \$3,749,810 through the Neighborhood Stabilization Program [NSP 3] to carry out the same functions as NSP 1.
- MUST Ministries will implement a Tenant Based Rental Assistance Program. This program will promote a positive economic impact for the community by providing rental subsidies to homeless and near homeless families in Cobb County.

The following table summarizes the Cobb County/GUCC Affordable Housing and Housing Rehabilitation/Reconstruction goals for PY 2012:

**Table 11: Affordable Housing Rehabilitation & Reconstruction Goals**

Type of Assistance	Number
New affordable rental housing units developed:	75
New affordable housing units developed:	10
1 <sup>st</sup> Time Homebuyers assisted:	10
Existing owner homes rehabilitated/lead-abated:	10
Existing owner homes assisted with code violation repairs [MHRG, minor home repair grants]:	20
Purchase, rehabilitate, and sell foreclosed properties	28

*\*\* Numbers reflect goals based on anticipated 2011 funds and carry-over funds.*

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

#### Cobb County's Response

The following table outlines proposed funds to address Housing-related needs identified throughout Cobb County, the City of Marietta, Cherokee County, the City of Smyrna, and the City of Roswell.

**Table 12: Housing Related Needs Funding for PY 2012**

	Cobb County	City of Marietta	Cherokee County	City of Smyrna	City of Roswell
CDBG	\$186,159	\$215,203	N/A	TBD	N/A
HOME	\$555,685	\$233,626	153,900	N/A	TBD
<b>TOTAL</b>	<b>\$741,844</b>	<b>\$448,829</b>	<b>\$153,900</b>	<b>TBD</b>	<b>TBD</b>

#### Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

#### Cobb County's Response

Over the next year, Cobb County will assist the Marietta Housing Authority (MHA) to address the needs of encouraging public housing residents to become more involved in management and participate in home-ownership. MHA is an entity distinct from Cobb County having a separate Board of Directors and Executive Director.

The mission for the Marietta Housing Authority is dedicated to creating, providing and increasing high quality housing opportunities to residents through effective and responsive management and responsible stewardship of public and private funds.

- Meeting the Needs of Families Served by the Authority: The downturn in the area's housing market has resulted in unique opportunities for the MHA to acquire existing housing. Such acquisitions will increase the range of housing options and opportunities available to families currently living in public housing, as well as voucher holders, and families on the programs' waiting lists.
- Addressing Revitalization and Restoration Needs: Creative leveraging opportunities and partnerships with private developers are making possible the demolition of MHA's oldest and most obsolete units and the reconstruction of mixed-use, mixed-income communities and a senior housing.
- Improving the Living Environment of Residents: The Authority's commitment to zero pest infestations, a drug free environment, and a responsive maintenance framework contributes



to an improved living environment. Additionally, MHA has maintained independent funding for private security patrols to keep a constant presence in all developments.

### Public Housing and Activities:

In order to be eligible for continued occupation of housing subsidized by MHA, public housing residents (each adult family member) must either contribute eight hours per month in service to the community, or participate in an economic self-sufficiency program. In meeting this requirement, residents are encouraged to become more involved in the management of their community and to participate in activities that promote the level of economic stability that may lead to homeownership.

The MHA also manages a down-payment assistance program to assist low and moderate income residents with becoming homeowners. The table below shows the income limits for 2011 as established by HUD.

**Table 13: FY 2011 Income Limits**

FY 2011 Income Limit Category	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Very Low (50%) Income Limits	\$23,950	\$27,350	\$30,750	\$34,150	\$36,900	\$39,650	\$42,350	\$45,100
Extremely Low (30%) Income Limits	\$14,350	\$16,400	\$18,450	\$20,500	\$22,150	\$23,800	\$25,450	\$27,100
Low (80%) Income Limits	\$38,300	\$43,750	\$49,200	\$54,650	\$59,050	\$63,400	\$67,800	\$72,150

Source: 2011 HUD 80% AMI INCOME LIMITS

- If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

#### Cobb County's Response

According to HUD PIC Data, the Marietta Housing Authority scored an 81 and is designated a "standard performer" and is not considered by HUD to be "troubled" or poorly performing.

### Barriers to Affordable Housing

- Describe the actions that will take place during the next year to remove barriers to affordable housing.

#### Cobb County's Response

The County will take the following annual action steps, which will become part of the annual CAPER submission to HUD describe the activities that the County's CDBG program has carried out to overcome Impediments to Fair Housing which include:

- ▶ Continue to fund Non-Profit Developers;
- ▶ Continue to support community education and provide technical assistance to non-profit organizations;
- ▶ Participate in the Cobb Community Collaborative and its Policy Council on Homelessness;
- ▶ Conduct a Community-Wide Fair Housing Forum;
- ▶ Continue to Monitor Annual HMDA data;
- ▶ Fund non-profit organizations to promote and monitor Fair Housing programs in Cobb County.

However, the high costs of land and exorbitant number of foreclosed homes in the County make the development of affordable housing a continued challenge. The County will continue to carry-out the above strategies to reduce barriers to affordable housing.

### **HOME/ American Dream Down-Payment Initiative (ADDI)**

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

#### **Cobb County's Response**

In PY 2012, Cobb County will only utilize investment of HOME program funds as designated in CFR part 92.205 (b). The American Dream Down Payment Initiative program was discontinued in 2008. However, the GUCC will provide HOME Program funds to the Marietta Housing Authority and Northwest Metro-Atlanta Habitat for Humanity for down-payment assistance loans to homebuyers. The loan will be provided as a “soft-second” mortgage, with a lien on the approved property. When the homes are sold, the Down-Payment Assistance Loans are repaid, and the Program Income derived is used by the County for other eligible activities.

Cobb County utilizes the recapture/resale methods for HOME programs in accordance with 24 CFR 92.254[a] [4]. The method is outlined in the Cobb County HOME Program Agreement and states:

#### **Definitions:**

Direct Subsidy- a direct subsidy is defined as financial assistance provided by the GUCC that reduces purchase price for homebuyer below market or otherwise subsidizes the homebuyer [i.e. down-payment loan, purchase financing, assistance to CHDO to develop and sell unit below market, or closing cost assistance]. A direct subsidy triggers recapture.

Development Subsidy- a development subsidy is defined as financial assistance provided by the GUCC to offset the difference between the total cost of producing the unit and the fair market value of the property. A development subsidy triggers resale.

#### **I. Recapture Provisions [24 CFR 92.254[5]]**

The Recapture Provisions will ensure compliance with the “Period of Affordability” requirements in 24 CFR 92.254[a][4].

The Cobb County Georgia Urban County Consortium is subject to the limitation that when the recapture provision is triggered by a voluntary or involuntary sale of the housing unit, and there are no net proceeds or net proceeds are insufficient to repay the HOME investment due, the County can only recapture the net proceeds, if any.

If a homeowner chooses to sell or use the property for non-eligible HOME Program activities, the full amount of the HOME Program funding assistance that enabled the homebuyer to buy the unit [excluding the amount used for the development subsidy (the cost difference between producing the house and its fair market value)] for this activity shall be recaptured and repaid to the GUCC provided that net proceeds are sufficient. If net proceeds are insufficient to repay the total HOME investment due, only the net proceeds will be recaptured. In the event that net proceeds are zero (as is usually the case with foreclosure), the recapture provision still applies, but there are no funds to recapture.

Direct subsidies trigger recapture. Eligible homebuyers who received Down-payment Assistance and other HOME Program funds, from the sub-recipient must return the HOME funds to the GUCC HOME Trust Fund, which will ensure that the recaptured HOME Program Funds are reinvested in other affordable housing for low to moderate income persons. The GUCC will require CHDO's and subrecipients alike to lien "wind fall" profits homeowners would expect to receive if they buy a house for a price below its appraised value. [Lien would be for the difference between the appraised value and the sales price].

The recapture provision to include the HOME Program Affordability Period for activities shall be accomplished through legally enforceable documents such as deed restrictions, property liens, and contractual obligations, as described in Article I, Items 2-4 of the HOME Program Subrecipient Agreement.

## **II. Resale Provision [[24 CFR 92.254[5][i]**

The Resale Provisions will ensure compliance with the "Period of Affordability" requirements in 24 CFR 92.254(a)(5)(i).

The GUCC's resale requirements will ensure that, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability, the housing is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as its principal residence. The resale provision to include the HOME Program Affordability Period for activities shall be accomplished through legally enforceable documents such as deed restrictions, property liens, and contractual obligations, as described in Article I, Items 2-4 of the HOME Program Subrecipient Agreement.

Development subsidies trigger resale. GUCC projects consisting of development subsidies only, with no direct subsidy to the homebuyer, will comply with the resale provision. In the event the GUCC provides a development subsidy (i.e. the difference between the total cost of producing the unit and the fair market value of the property) to CHDO's and subrecipients alike, these costs will not be included in calculating direct subsidy.

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:

- a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
- b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
- c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
- e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
- f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

#### Cobb County's Response

In PY 2012, Cobb County will not utilize HOME funds to refinance existing debt secured by multi-family housing and therefore does not have refinancing guidelines.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
  - a. Describe the planned use of the ADDI funds.
  - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
  - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

#### Cobb County's Response

No ADDI funds anticipated for PY 2012 unless they are appropriated.

## HOMELESS

### Specific Homeless Prevention Elements

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

#### Cobb County's Response

HUD Supportive Housing Program and Shelter Plus Care grants provide about \$1.2 million annually to Cobb County organizations through the local Continuum of Care. An estimated \$1 million in donated time is provided by volunteers who assist the shelters and related programs, such as those run by MUST Ministries, and the Extension, Inc.

About \$660,000 in CSBG funds are received annually by the County through the Georgia Department of Human Services. The majority of these funds are sub-granted to local organizations and used for case management, facility operating costs, and services provided to homeless clients.

Finally, during PY 2012, the Cobb County CDBG Program Office will provide operating costs, essential services, and homelessness prevention funds to four non-profit organizations as a part of the Emergency Solutions Grant [ESG] Program.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

#### Cobb County's Response

Increasing the amount of permanent housing with supportive services has been identified as a top priority for the Cobb Continuum. The majority of chronically homeless in Cobb have severe mental illness and/or substance abuse issues. They require long-term, affordable housing options with supportive services in order to make the transition to residential stability. In addition to permanent affordable housing, Cobb County's strategy for ending chronic homelessness addresses each of the issues that most often cause this problem:

- the high prevalence of substance abuse among some homeless individuals
- inadequate education and/or job skills among many homeless persons
- a lack of housing opportunities for individuals with severe mental illness and/or physical disabilities
- the shortage of affordable housing in Cobb County

Shelter and transitional housing programs play an important role in our Continuum in transitioning the homeless into residential stability. These programs stabilize the homeless and provide opportunity to treat disabling condition[s]. Once these issues have been treated, education,

employment, life skills, etc. can be addressed. Additional resources are needed to increase the capacity of shelters providing services for individuals with substance abuse and mental health issues.

The following is our vision of a system designed to meet the needs of Cobb's homeless and at-risk population. The essential components and characteristics of this system are as follows:

- ▶ An **Outreach & Intake system** that identifies homeless and at-risk families and individuals, and which assesses their circumstances and needs. The intake process must efficiently and effectively determine the immediate needs of the homeless, as well as the causes of their homelessness. Also, to eliminate unnecessary referrals, the system should identify the actions that have already been undertaken by the homeless clients themselves, and by other local service providers or outside communities. In addition, it is important that at-risk persons be identified so that preventive measures can be implemented to reduce the number of persons who become homeless.
  - ▶ A **Referral and Case Management System** with the tools to direct the homeless to appropriate housing and services. Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter -- until a first paycheck is received or a medical emergency is past. Others, however, will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Because resources are limited, it is important for the system to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services. These principles suggest the need for common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations, which have been addressed with an improved HMIS.
  - ▶ A range of **Emergency Shelter facilities and short-term services** [food, clothing, temporary financial assistance, transportation assistance] to meet a variety of family or individual circumstances. These facilities and services should be able to meet the needs of families with children, individuals, persons with special health problems, and other characteristics.
  - ▶ **Transitional Housing with Supportive Services** for families and individuals who require longer periods of time to resolve problems and make the transition to self-sufficiency. As with emergency shelters, there should be a variety of facilities to accommodate various family and individual circumstances.
  - ▶ **Permanent Affordable Housing** that is suited for the range of incomes and the mental and physical needs of the various population groups who live in Cobb County. This must include Permanent Housing for persons with disabilities.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

#### Cobb County Response:

While progress has been made in implementing our strategy, the following specific goals have been set for carrying out Cobb's Strategy to end chronic homelessness:

- ▶ **Move persons from the street to housing resources:**
  - Increase the number of outreach workers to engage the population;
  - Develop a low-demand shelter to accept persons who do not meet the requirements [i.e., can't pass a breathalyzer test] of established shelters;
  - Increase the number of emergency shelter and transitional housing beds for chronically homeless persons;
  - Expand the family reunification program; and
  - Identify additional funds for more overflow beds.
  
- ▶ **Stabilize persons in shelter and transitional housing; access resources to develop and maintain residential stability:**
  - Assist persons in accessing mainstream benefits; streamline process;
  - Increase substance abuse and mental health treatment programs at shelters and transitional housing programs;
  - Increase literacy and GED resources for the chronically homeless;
  - Increase job readiness skills training and specific skills training to meet the demands of the job market; and
  - Increase Aftercare programs to provide long-term follow-up and intervention to assist persons in maintaining housing.
  
- ▶ **Increase prevention programs:**
  - Develop and implement comprehensive discharge plans for covering physical health care, mental health care, and correctional systems [foster care already in place];
  - Develop and implement mental health and drug courts; and
  - Expand youth programs including: substance abuse education; underage drinking; education and compliance checks; mentoring programs; improve high school graduation rates.
  
- ▶ **Increase affordable housing:**
  - Expand the number of Shelter + Care and Section 811 beds; and
  - Develop additional affordable housing or SRO units.

Inadequate education and/or job skills among many homeless persons have been addressed in several initiatives. The Cobb Literacy Council brings its GED, ESL, and ABE programs onsite at homeless shelters, the Cobb Detention Center, and at churches with outreach and/or feeding programs serving the chronically homeless.

Lack of housing opportunities for individuals with severe mental illness and/or physical disabilities has been addressed in several ways. The work of the Discharge Planning Committee and resulting allocation of FEMA funds as well as the homeless relocation program are new important components that address this population. NAMI South Cobb has continued to work with other organizations through the CoC process to seek methods of developing affordable housing for severely mentally ill residents. ARC Cobb continues to seek additional Section 811 funding to increase their capacity.

Due to the high cost of living in the metro area, persons receiving mainstream benefits such as SSI, Social Security, or VA pension often cannot not afford the County's "affordable" units. Section 8 programs in the County are full and have extremely long waiting lists. Organizations seeking to develop group homes or other permanent supportive housing projects have been severely hampered by public opposition to having them located in their neighborhoods. These factors combine to make the transition from homelessness to permanent housing even more difficult.



4. **Homelessness Prevention**—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

#### Cobb County's Response

Cobb County has an established network of human service agencies that provide services for families who are at-risk of becoming homeless. Among the agencies that provide special services for families are: the Center for Family Resources, the YWCA of Northwest GA, Cobb County DFCS, the Cobb Community Services Board, Jewish Family and Career Services, Feed My Lambs, Head-Start, First Baptist Church of Marietta, and Sheltering Arms. These, and other partnering agencies, provide emergency rent and utility assistance, food, counseling, transportation back to family support networks, and job referrals. They also provide longer-term services, such as literacy services and job training, designed to help families move toward future self-sufficiency.

5. **Discharge Coordination Policy**—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

#### Cobb County's Response

Shelters and local agencies in Cobb County have worked in partnership to bring about policies and procedures within local and state agencies to assure that individuals being discharged from publicly funded institutions have options available to prevent them from becoming homeless. Steps in this process include the following:

- ▶ A subcommittee was established to work with local jails and state prisons to set up procedures for inmates about to be discharged with no definite home to go to. Preliminary protocols have been established in this area and are being tested.
- ▶ Case managers at the Cobb County office of the Department of Families and Children's Services develop exit plans for youth leaving foster care to ensure that youth not returning to their families are not discharged into homelessness.
- ▶ Medical and/or social work staff at each area hospital identify homeless patients, complete an assessment of patient circumstances and needs, and develop a written discharge plan for each homeless patient. Traveler's Aid of Metro Atlanta takes the lead in arranging reunification with family or friends, when this is a viable option.
- ▶ The State of Georgia is responsible for discharge planning for individuals exiting the mental health system. A case manager from the Cobb County Community Services Board coordinates local services with the state discharge plan.
- ▶ Several local shelters have developed close working relationships with substance abuse programs in Cobb County and the Atlanta area. For example, The Extension, Inc. provides emergency and transitional shelter for recovering homeless substance abusers while they establish or improve employment and develop stable housing options.

## Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

### Cobb County's Response

Cobb County is a direct recipient of ESG entitlement funds and does not receive funding under the Georgia Department of Community Affairs State ESG program.

## COMMUNITY DEVELOPMENT

### Community Development

\*Please also refer to the Community Development Table in the Needs.xls workbook.

- I. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

### Cobb County's Response

In PY 2012, Cobb County's Non-Housing community development needs include Public Facilities and Public Services-type activities.

**Table 14: PY 2012 Non-Housing Community Development Needs**

PROJECT TYPE	PROPOSED FUNDING
<b>Public Facilities</b>	
General Improvements [1 Project]	\$70,000
Renovation to Public Facilities [3 Projects]	\$527,243
Acquisition of Public Facilities [1 Project]	\$250,000
Parks and Recreational Facilities [2 Projects]	\$71,090
Water and Sewer Improvements [1 Project]	\$82,044
<b>TOTAL Proposed Public Facilities</b>	<b>\$1,000,377</b>
<b>Public Services</b>	
Senior Services [2 Projects]	\$50,400
Youth Services [3 Projects]	\$79,815
Micro-Enterprise [1 Project]	\$24,000
Substance Abuse Services [1 Project]	\$42,000
Health Services [2 Projects]	\$43,820
Abuse and Neglected Children [1 project]	\$42,000
Disabled Adult Services [1 project]	\$96,202
General Public Services	\$63,000
<b>TOTAL Proposed Public Services</b>	<b>\$504,237</b>
<b>TOTAL Proposed Public Facilities/Public Services</b>	<b>\$1,504,614</b>

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*\*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.*

### Cobb County's Response

## Long-Term Objectives

**Table 15: PY 2012 Long Term Objectives**

Type of Activity	Description of Activity	Time Period	Numeric Goals
PS I	To provide the funding necessary for nonprofit organizations to improve the County's public services capabilities.	5-Years	
PF I	To provide for the rehabilitation of deteriorated housing units in the County and improve health and safety standards of residents of Cobb County.	5-Years	
ED I	To promote business creation and expansion for low and moderate income persons by providing financial assistance to nonprofit organization.	5-Years	
AD I	To provide the administrative structure to plan and conduct community development activities and carry out housing and homeless activities by planning, implementing, monitoring and evaluating housing and homeless programs.	5-Years	

## Short-Term Objectives

**Table 16: PY 2012 Short Term Objectives**

Type of Activity	Description of Activity	Time Period	Numeric Goals
PF I	To improve existing deteriorated infrastructure in low and moderate-income areas to meet health and safety standards throughout the County.	1-Year	
PS I	To provide funding or technical assistance to assist in the implementation of programs for special population groups such as the elderly persons with disabilities.	1-Year	
PS 2	To provide funding or technical assistance to private non-profit and public agencies meeting the public service needs of the County's low and moderate-income population.	1-Year	
ED I	To promote business creation and expansion for low and moderate-income persons by providing financial assistance to nonprofit organizations.	1-Year	
AD I	To provide the administrative structure to plan and conduct community development activities and carry out housing and homeless activities by planning, implementing, monitoring and evaluating housing and homeless programs.	1-Year	

## Antipoverty Strategy

- I. Describe the actions that will take place during the next year to reduce the number of poverty level families.

### Cobb County's Response

Cobb County will continue to increase its efforts to implement anti-poverty strategies for the citizens of the Cobb County in the upcoming year. The County will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate-income residents.

The County will continue to provide assistance to low and moderate income residents through the following initiatives:

- Provide homeowners with housing repair assistance through the Housing Rehabilitation program;
- Provide nonprofit organizations such as Marietta Housing Authority and Northwest Georgia Habitat for Humanity with Down payment assistance for first-time home buyers;
- Provide assistance to the County's CHDO [Cole Street Development Corporation] to acquire and construct affordable rental housing for seniors;
- The County will allocate \$50,000 of CDBG funds for Micro-Enterprise Assistance to assist people below the poverty line.
- Provide assistance to nonprofit organizations such as the Center for Family Resources and the Tommy Nobis Center to expand training services for individuals with disabilities; and
- The County will continue to implement Section 3 policy as necessary. Additionally, the county will encourage nonprofit organizations to expand housing development programs to incorporate job-training opportunities as a part of their operations

Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations noted, the CDBG Program Office will continue to assist low and moderate-income residents of Cobb County over the next year.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### Non-homeless Special Needs (91.220 (c) and (e))

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

#### Cobb County's Response

The extent of needs of special non-homeless populations is significant. Many individuals and families have mental or physical health problems that lead to housing or mobility needs. Also, these residents may have difficulty in taking advantage of services and benefits that others can utilize, such as certain job training programs. Cobb County will implement, or facilitate, programs and services in at least three areas to meet these needs:

Cobb County will continue to bring government facilities into compliance with applicable ADA standards. During the period of this Action Plan, it is anticipated that up to 10 additional facilities will be brought up to ADA compliance, making facilities and programs accessible to thousands of additional Cobb residents.

Cobb County will continue to assist in the development of Special Needs housing, which is very limited throughout Cobb County and the Consortium. Private facilities are generally not affordable for low to moderate income populations. The costs associated with personal care homes has risen drastically and is more often than not out of the price range for someone with a low to moderate income unless they qualify for Medicaid. The minimum cost of a personal care home currently exceeds \$3,000 per month, and may exceed more than that amount for acceptable care. In the upcoming year, the County will continue to work with local nonprofit organizations, such as Cobb ARC, the Cobb Community Services Board, MUST Ministries, The Extension, Inc. and the Tommy Nobis Center to provide financial assistance for the expansion of services for special needs population groups.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

#### Cobb County's Response

During this Action Plan period [January 1, 2012 – December 31, 2012], the CDBG Program, GUCC/HOME Program, CSBG Program and various non-profits will continue to support organizations addressing non-homeless special needs.

The County will continue to allocate CDBG funds to local nonprofit organization to provide essential social services to the non-homeless special needs population such as counseling, elderly transportation and housing services, and improved access for disabled persons residing in Cobb County.

**Table 17: Non-Homeless Special Needs Services**

Agency	Service	Measurement	Funding Source
Cobb County Property Management	ADA Compliance	5 Facilities	CDBG
Tommy Nobis Center, Inc.	Job Training – Disabled Adults	650 Persons	CDBG
Housemate Match	Senior Rental Housing Support Services	570 Persons	CDBG
Housing Rehab Program	Senior Housing and Persons with Disabilities	10 Homes	CDBG

Cobb County will continue to allocate funding to the owner-occupied housing rehabilitation program, homebuyer training, and other homeless prevention activities including supporting local efforts to develop a Discharge Coordination Policy to prevent persons released from prison from entering a homeless situation. The homeless prevention activities are supported through Emergency Shelter Grant [ESG] Program funding. The CDBG Program Office will also oversee the Single-Family Housing Rehabilitation Program in Cherokee County, although the program does not receive CDBG funds.

The CDBG Program Office will continue to support nonprofit organizations programs such as, the Marcus Jewish Community Center that operates a Senior House-Mate Match Program that assists elderly homeowners in reducing their cost of living. The CDBG Program Office will also continue to provide financial assistance for the Tommy Nobis Center, Inc. to expand job training for persons with disabilities.

#### Housing Opportunities for People with AIDS

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.

6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

#### Cobb County's Response

Cobb County is not a direct recipient of the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program. However, the City of Atlanta is an entitlement jurisdiction of the HOPWA Program and provides financial assistance to residents throughout the City of Atlanta and Cobb County. The City of Atlanta also funds local sub-recipients such as Cobb Board of Health and other nonprofit organizations that offer supportive services to persons living with HIV/AIDS.

#### Specific HOPWA Objectives

- I. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

#### Cobb County's Response

In 2011, the City of Atlanta received \$10,142,432 in HOPWA funds to provide direct services to residents of the Metro-Atlanta area. The City's HOPWA funds are directed towards assisting eligible clients with housing designed to prevent homelessness, including emergency short-term rental, mortgage and utility assistance, long-term rental assistance, project-based rental assistance, operating assistance for project-based housing and community residences; and, when funds allow, capital funding for rehabilitation or new construction (new construction limited to single-room occupancy units and community residences). HOPWA funds also are directed towards housing information, referral and advocacy services.

#### Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.